



Columbia County Planning Commission
Proposed Agenda for April 21, 2016 at 6:00 P.M.
Evans Government Center Auditorium
Evans, Georgia

Planning Commissioners:
Countywide - Jim Cox

District 1 – Chris Noah
Vice-Chairman – Donald Skinner

District 3 – Richard Henderson, Sr.
District 4 – Dewey Galeas

- A. CALL TO ORDER..... Chairman Cox
- B. INVOCATION Chairman Cox
- C. PLEDGE OF ALLEGIANCE..... Chairman Cox
- D. ROLL CALL / QUORUM Chairman Cox
- E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING Chairman Cox
 - 1. March 17, 2016
- F. APPROVAL OF THE AGENDA Chairman Cox
- G. PRESENTATION..... Chairman Cox
- H. DEBATE AGENDA Chairman Cox
 - 1. Unfinished Business Chairman Cox
 - a. Rezoning
 - 1. None
 - b. Variance
 - 1. **VA15-05-02, (Public Hearing)**, Variance to Section 90-135 *Increase the Permitted Structure and Sign Face Area*, Tax Map 072 Parcel 224, 1.26+/- acres, located at 4403 Washington Road. *Commission District 1. Staff Assignment, Danielle Bolte. (Tabled from the 12/03/15 PC Meeting)*
 - 2. **VA15-05-03, (Public Hearing)**, Variance to Section 90-135, *Increase the Permitted Structure and Sign Face Area*, Tax Map 078 Parcel 060B, 0.90+/- acres, located at 695 Fury's Ferry Road. *Commission District 1. Staff Assignment, Danielle Bolte. (Tabled from the 12/03/15 PC Meeting)*
 - 2. New Business Chairman Cox
 - a. Conceptual Plan
 - 1. **The Landings**, located off of Old Evans Road, zoned T-R (Townhome Residential) and A-R10 (Apartment Residential), 118 townhome units and 50 apartments, 19.95 +/- acres, Tax Map 078 Parcels 119E and 119F, *Commission District 1. Staff Assignment Andrew Strickland.*
 - 2. **Avenel Place**, located off of Furrys Ferry Road, zoned T-R (Townhome Residential), 43 lots, 5.75 +/- acres, Tax Map 081A Parcel 048B, *Commission District 1. Staff Assignment Andrew Strickland.*
 - 3. **Colonnades at Riverwood**, located off of General Wood Parkway, zoned PUD (Planned Unit Development), 29 lots, 12.39 +/- acres, Tax Map 058 Parcel 134C, *Commission District 3. Staff Assignment Andrew Strickland.*

- b. Preliminary Plat
 - 1. **Eagle Creek**, located off of Hardy McManus Road, zoned R-2 (Single Family Residential), 65 lots, 30.6 +/- acres, Tax Map 065 Parcel 009U, *Commission District 3. Staff Assignment Nayna Mistry.*
- c. Final Plat
 - 1. **Canterbury Farms, Aberdeen Townhomes**, located off of Canterbury Farms Parkway, zoned PUD (Planned Unit Development), 48 lots, 5.21 +/- acres, Tax Map 062 Parcel 2706, *Commission District 4. Staff Assignment Nayna Mistry.*
 - 2. **Patriots Ridge, Section II**, located off of Columbia Road, zoned PUD (Planned Unit Development), 49 lots, 20.26 +/- acres, Tax Map 061 Parcel 1828, *Commission District 3. Staff Assignment Nayna Mistry.*
- d. Public Hearings
 - 1. **RZ16-04-01, (Public Hearing)**, Rezone from S-1 (Special District), R-2 (Single-family Residential District), and M-2 (General Industrial) to S-1 (Special District), Tax Map 084 Parcel 006C, 24.92+/- acres, located at 600 Stevens Creek Road. *Commission District 1. Staff Assignment, Danielle Bolte.*
 - 2. **VA16-04-06, (Public Hearing)**, Variance to Section 90-140 *Landscaping*, Tax Map 084 Parcel 006C, 24.92+/- acres, located at 600 Stevens Creek Road. *Commission District 1. Staff Assignment, Danielle Bolte.*
 - 3. **RZ16-04-02, (Public Hearing)**, Rezone from R-2 (Single-family Residential District) to P-1 (Professional District), Tax Map 072M Parcel 001, 0.49+/- acres, located at 7104 Evans Town Center Blvd. *Commission District 1. Staff Assignment, Will Butler.*
 - 4. **VA16-04-02, (Public Hearing)**, Variance to Sections 90-98 *List of Lot and Structure Requirements* and 90-139 *Buffers*, Tax Map 072M Parcel 001, 0.49+/- acres, located at 7104 Evans Town Center Blvd. *Commission District 1. Staff Assignment, Will Butler.*
 - 5. **RZ16-04-03, (Public Hearing)**, Rezone from R-A (Residential Agricultural District) to S-1 (Special District) with a Conditional Use for a Wireless Telecommunications Tower, Tax Map 019 Parcel 019, 174+/- acres, located at 6664 Wrightsboro Road. *Commission District 4. Staff Assignment, Will Butler.*
 - 6. **VA16-04-05, (Public Hearing)**, Variance to Section 18-308 *Height of Telecommunications Tower*, Tax Map 019 Parcel 019, 174+/- acres, located at 6664 Wrightsboro Road. *Commission District 4. Staff Assignment, Will Butler.*
 - 7. **RZ16-04-04, (Public Hearing)**, Rezone from R-A (Residential Agricultural District) to S-1 (Special District), with a Conditional Use for a Wireless Telecommunications Tower, Tax Map 065 Parcel 003A, 101+/- acres, located at 5114 Riverwood Parkway. *Commission District 3. Staff Assignment, Will Butler.*
 - 8. **VA16-04-01, (Public Hearing)**, Variance to Sections 90-98 *List of Lot and Structure Requirements* and 90-140 *Landscaping*, Tax Map 078B Parcel 051T, 1.34+/- acres, located at 4144 Wheeler Road. *Commission District 2. Staff Assignment, Danielle Bolte.*
 - 9. **VA16-04-03, (Public Hearing)**, Variance to Section 90-53 *List of Lot and Structure Requirements*, Tax Map 077E Parcel 411, 0.41+/- acres, located at 584 Hunterdale Road. *Commission District 1. Staff Assignment, Will Butler.*
 - 10. **VA16-04-04, (Public Hearing)**, Variance to Section 90-134 *Savannah River Corridor Buffer*, Tax Map 081 Parcel 004A, 2.76+/- acres, located at 921 Point Comfort Road. *Commission District 1. Staff Assignment, Danielle Bolte.*
- e. Items Added (which need immediate action or have not gone before Committee)
 - 1. **Temporary Use Permit**, Tax Map 078B Parcel, 051R, to extend for one-year, located at 160 Mason McKnight Jr., Parkway. *Commission District 2. Staff Assignment, Danielle Bolte.*
 - 2. **Temporary Use Permit**, Tax Map 060 Parcel 968, to extend for one-year, located at 401 Bartram Trail Club Drive. *Commission District 3. Staff Assignment, Danielle Bolte.*

- I. LEGAL MATTERS County Attorney Driver
1. None
- J. STAFF AND COMMISSIONER COMMENTS Chairman Cox
1. **Initiate Text Amendment TA16-04-01** – Chapter 90 Section 90-9, Definitions. **Staff Assignment, Andrew Strickland.**
 2. **Initiate Text Amendment TA16-04-02** – Chapter 90 Section 90-50, List of Permitted Uses. **Staff Assignment, Andrew Strickland.**
 3. **Initiate Text Amendment TA16-04-03** – Chapter 90 Section 90-97, List of Permitted Uses. **Staff Assignment, Andrew Strickland.**
 4. **Initiate Text Amendment TA16-04-04** – Chapter 90 Section 90-139, Buffers. **Staff Assignment, Andrew Strickland.**
 5. **Initiate Text Amendment TA16-04-05** – Chapter 90 Section 90-140, Landscaping. **Staff Assignment, Andrew Strickland.**
 6. **Initiate Text Amendment TA16-04-06** – Chapter 90 Section 90-145, List of Recommended Trees. **Staff Assignment, Andrew Strickland.**
 7. **Initiate Text Amendment TA16-04-07** – Chapter 90 Section 90-141, Tree Protection. **Staff Assignment, Andrew Strickland.**
- K. PUBLIC COMMENTS AND PARTICIPATION Chairman Cox

The next scheduled Planning Commission meeting is May 5, 2016 at 6:00 P.M. in the Auditorium of Building A at the Evans Government Center.



VARIANCE

May 7, 2015

Tabled to August 6, 2015

Tabled to December 3, 2015

Tabled to April 21, 2016

FILE: VA15-05-02

Variance

Property Information	
Tax Map/Parcel ID	Tax Map 072 Parcel 224
Address/Location	4403 Washington Road
Acreage (+/-)	1.26 +/- acres
Current Zoning	C-2 (General Commercial)
Existing Use	Gas Station/Restaurant
Request	Variance from Section 90-135 Signs
Commission District	District 1 (Doug Duncan)
Recommendation	Approval with Conditions

Executive Summary:

Applicant AAA Sign Co., Inc., and owner Circle K Stores Inc. request a variance from Section 90-135 Signs for the 1.26 +/- acre parcel (Tax Map 072 Parcel 224) located at 4403 Washington Road to increase the sign area and the sign face area.

The parcel in question is located on the north side of Washington Road in the Evans Town Center Overlay District. Surrounding properties are all zoned C-2 (General Commercial).

The applicant is proposing to replace one of the two signs on the property. The existing double pole sign on the corner of Washington Road and Faircloth drive would be replaced with a monument style sign with masonry base. The proposed new sign is a total of 111 square feet, with 96 square feet of sign face.

County code permits signs in C-2 districts in Evans Town Center to have 60 square feet of sign face area and an additional 110 square feet of sign structure area. The proposed sign exceeds the total sign face area by 36 square feet.

The property in question has an existing second sign that will not be replaced as well as an existing billboard. Since the property in question does have two road frontages, two signs are permitted. However, billboards are not permitted to be constructed or maintained in Evans Town Center. If the variance is approved, staff would recommend requiring the removal of the existing billboard as a condition of the approval. If this condition is not amenable to the applicant, then staff would recommend disapproval of the variance request.



VARIANCE

May 7, 2015

Tabled to August 6, 2015

Tabled to December 3, 2015

Tabled to April 21, 2016

FILE: VA15-05-02

Variance

Staff recommends **approval with conditions** of the request for a variance from Section 90-135 *Signs* for the 1.26 +/- acre parcel (Tax Map 072 Parcel 224) located at 4403 Washington Road to increase the sign area and the sign face area.

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Conditions:

Planning:

The existing billboard must be removed prior to the issuance of a sign permit for the new freestanding sign.

Water and Sewer:

The new sign must be outside of the easement area.

Comments:

Board of Education:

This has no impact on the school system.

School Zone Information:

Elementary – River Ridge Elementary

Middle – Riverside Middle

High – Lakeside High

Commercial properties being built create high volumes of traffic which impact bus routes during morning and afternoon drop off.

Building Standards:

1. Ensure all applicable codes provided by the International Building Code and National Electrical Code are met.
2. Sign must be installed minimum 5' outside Columbia County and DOT R/W

Fire Marshal:

To comply with applicable fire codes.

Water and Sewer:

There is an existing water main and utility easement at the location of the proposed sign, as shown on the site plan exhibit.



VARIANCE

May 7, 2015

Tabled to August 6, 2015

Tabled to December 3, 2015

Tabled to April 21, 2016

FILE: VA15-05-02

Variance

Criteria for Evaluation of Variance Proposal:

1. **There are special circumstances or conditions unique to the property that do not generally apply to the district.**
There are no special circumstances or conditions unique to this property.
2. **The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.**
Strict application would not deprive the applicant of the intended use of the land.
3. **Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.**
There are no conditions peculiar to this site that prevent strict application of the sign code.
4. **If granted, the variance shall be in harmony with the general purposes and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.**
The proposal would not be physically injurious to the neighborhood.
5. **In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance.**
The applicant has not met this burden.
6. **When recommending a variance, the planning commission, or board of commissioners, when granting a variance, may establish reasonable conditions concerning the use of the property, and may establish an expiration date for such variances.**
So noted.
7. **Any variance recommended and/or authorized is to be set forth in writing in the minutes of the planning commission and the board of commissioners, as the case may be, with the reasons for which the departure was justified, and the conditions under which the variance was granted.**
So noted.



VARIANCE

May 7, 2015

Tabled to August 6, 2015

Tabled to December 3, 2015

Tabled to April 21, 2016

FILE: VA15-05-03

Variance

Property Information	
Tax Map/Parcel ID	Tax Map 078 Parcel 060B
Address/Location	695 Furys Ferry Road
Acreage (+/-)	0.9 +/- acres
Current Zoning	C-1 (Neighborhood Commercial)
Existing Use	Gas Station/Convenience Store
Request	Variance from Section 90-135 Signs
Commission District	District 1 (Doug Duncan)
Recommendation	Disapproval

Executive Summary:

Applicant AAA Sign Co., Inc., and owner Eastmoor Acres Realty Co., Inc., request a variance from Section 90-135 *Signs* for the 0.9 +/- acre parcel (Tax Map 078 Parcel 060B) located at 695 Furys Ferry Road to increase the permitted sign face area.

The parcel in question is located on the northeast corner of the intersection of Evans to Locks Road and Furys Ferry Road. Nearby properties are zoned C-1 (Neighborhood Commercial) and PUD (Planned Unit Development).

There are two existing monument signs on the property that the applicant is proposing to replace with monument style signs with masonry bases. The existing signs are 224 square feet each with 110 square feet of sign face. The new signs as proposed are 59.9 square feet with 50 square feet of sign face.

For C-1 (Neighborhood Commercial) properties in the Community Sign Overlay district, signs are permitted 40 square feet of sign face with an additional 60 square feet of sign structure. The applicant's proposed signs meet the overall sign area requirements but exceed the permitted sign face area by 10 square feet. The applicants have not provided sufficient justification for the granting of the variance.

Staff recommends **disapproval** of the request for a variance from Section 90-135 *Signs* for the 0.9 +/- acre parcel (Tax Map 078 Parcel 060B) located at 695 Furys Ferry Road to increase the permitted sign face area.



VARIANCE

May 7, 2015
Tabled to August 6, 2015
Tabled to December 3, 2015
Tabled to April 21, 2016

FILE: VA15-05-03

Variance

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Conditions:

Water Utility:

The sign on Furys Ferry Road shall not be located within the existing 20' utility easement.

Comments:

Board of Education:

School Zone Information:

Elementary – Stevens Creek Elementary

Middle – Stallings Island Middle

High – Lakeside High

This will not impact the school system.

Building Standards:

1. Ensure all applicable codes provided by the International Building Code and National Electrical Code are met.
2. Sign's must be installed minimum 5' outside Columbia County and DOT R/W

Fire Marshal:

To comply with applicable fire codes.

Water Utility:

Water Utility has an existing sanitary sewer main near the location of the sign on Furys ferry Road.



VARIANCE

May 7, 2015
Tabled to August 6, 2015
Tabled to December 3, 2015
Tabled to April 21, 2016

FILE: VA15-05-03

Variance

Criteria for Evaluation of Variance Proposal:

1. **There are special circumstances or conditions unique to the property that do not generally apply to the district.**
There are no circumstances or conditions unique to the property.
2. **The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.**
Strict application would not deprive the applicant of the intended use of the land.
3. **Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.**
There are no conditions peculiar to this site that would prohibit strict adherence to the Code.
4. **If granted, the variance shall be in harmony with the general purposes and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.**
The proposal would not be physically injurious to the neighborhood.
5. **In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance.**
The applicant has not met this burden.
6. **When recommending a variance, the planning commission, or board of commissioners, when granting a variance, may establish reasonable conditions concerning the use of the property, and may establish an expiration date for such variances.**
So noted.
7. **Any variance recommended and/or authorized is to be set forth in writing in the minutes of the planning commission and the board of commissioners, as the case may be, with the reasons for which the departure was justified, and the conditions under which the variance was granted.**
So noted.



CONCEPTUAL PLAN

April 21, 2016

THE LANDINGS

Property Information

Subdivision Name	The Landings
Location/address	Off Old Evans Road
Tax Map / Parcel	Tax Map 078 Parcels 119E & 119F
Total Acreage	19.95 acres
Number of lots/units	118 TH; 50 APT
Zoning	T-R (Townhome Residential) and A-R10 (Apartment Residential)
Owner/Developer	JHT Properties, LLC
Commission District	District 1 (Duncan)
Recommendation	Approval

Summary and Recommendation

Applicant JHT Properties, LLC, has submitted for approval a conceptual site plan for The Landings, a townhome and apartment development located off of Old Evans Road. The site consists of two parcels, Tax Map 059 Parcels 119E and 119F, totaling 19.95 +/- acres, with 14.95 acres currently zoned T-R (Townhome Residential) and 5 acres currently zoned A-R10 (Apartment Residential).

The properties were rezoned in pieces, with the two townhome sections approved in December 2011 (RZ11-12-04) and February 2012 (RZ12-02-01) and the apartment zoning approved in July of 2012 (RZ12-07-04). There were no conditions placed on the rezonings that would affect the concept plan.

A plan for this property was originally submitted in October 2015 for conceptual review and was approved by the Planning Commission. The applicants have since made some changes to the plan, including increasing the number of townhouse units and adding a loop road within the development. The recreation area has also been relocated towards the front entrance of the development; its previous location was between the apartment and townhouse units.

The submitted concept plan shows 96 townhomes on the 15 T-R acres for a density of 6.4 units per acre and 50 apartments on the 5 A-R10 acres for a density of 10 units per acre. The original conceptual plan called for 91 townhome units; the number of apartments has remained unchanged. The proposed densities meet the requirements of the T-R and A-R10 zoning districts.

The T-R and A-R10 districts both require at least ten percent of the property to be set aside as usable open space, and require a portion of that open space to be improved with play equipment suitable for children. The proposed conceptual plan exceeds the 10% minimum by preserving 8.5 acres of the property as open space, primarily in buffers and wetlands.



CONCEPTUAL PLAN

THE LANDINGS

A large recreation area is intended to be located in the floodplain on the right side of the road near the entrance, and although there is a steep descent to access the proposed recreation area, the field itself is relatively level and could be considered usable open space, depending on how the applicants intend to provide access to the more level portion. The narrative indicates that this area will contain a community center and playground, and that walking trails will be provided. The proposed recreational use of the floodplain area is considered good planning practice.

Staff would however encourage the applicants to consider a more central location for the active portion of the required recreation area, for example where units 81C, 82C, and 83C are located. Placing the playground more central to the community could help create a focal point and provide additional supervision for the children using the equipment. Additionally, the parcel that lies between the proposed recreation area and the new Riverwatch Parkway is still zoned for M-2 (General Industrial) and future development on this parcel may not be compatible with the intended recreational use; it may be more pleasant for the residents if the recreation area is located more interior to the development rather than along a shared boundary with future industrial development.

Staff recommends **approval** of the conceptual plan.

Interdepartmental Review

A copy of this staff report is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

Environmental:

1. Floodplain along Reed Creek should be consistent LOMR dated 4/2/08 (sheets are not consistent). Sheet 2 shows excessive disturbance and fill in the SFHA. Provide narrative explaining the need for floodplain disturbance and acknowledgement of CLOMR-F requirement.
2. Tributary parallel to Old Evans Road should be buffered.

Fire Marshal:

1. Island at entrance appears to obstruct hydrant. Provide at least 20' clear width for access rd near hydrant.
2. Street #3 access road is over 150' and is missing turnaround.
3. Provide at least 26' wide access road as noted in IFC appendix D where building is over 30' high.
4. Provide stair and ramp details if noted.
5. If community is gated provide compliance details.



CONCEPTUAL PLAN

THE LANDINGS

GIS:

1. Please submit road names for approval.
2. There are 21 developments with ""Landing"" in the name, the most similar being ""The Landings at Stevens Creek."" Please submit an alternate development name for approval. As previously mentioned, ""Reed Creek"" is being used for a development off of The Pass.
3. An AutoCAD drawing file is not required to be submitted at this time. However, all development plans are required to be drawn in North American Datum 1983 State Plane Georgia East (feet) with two state plane benchmarks and a benchmark or temporary benchmark referencing NAVD88 elevation noted. A drawing file in state plane coordinates is required to be submitted during preliminary plan review in order to have addresses assigned.





CONCEPTUAL PLAN

April 21, 2016

AVENEL PLACE

Property Information

Subdivision Name	Avenel Place
Location/address	Off Furys Ferry Road
Tax Map / Parcel	Tax Map 081A Parcel 048B
Total Acreage	5.75 acres
Number of lots/units	43
Zoning	T-R (Townhome Residential) (RZ04-06-04)
Owner/Developer	KHO Development, LLC
Commission District	District 1 (Duncan)
Recommendation	Disapproval

Summary and Recommendation

Applicant KHO Development, LLC, has submitted for approval a conceptual site plan for Avenel Place, a townhome development to be located off of Furys Ferry Road. The site consists of one parcel, Tax Map 081A Parcel 048B, 5.75 +/- acres, currently zoned T-R (Townhome Residential).

This property was rezoned in 2004 (RZ04-06-04) to T-R (Townhome Residential) with the following conditions applicable to the concept plan:

1. A deceleration lane into the project is recommended (Sheriff)
2. Opaque buffers are required along all property lines except the street frontage (Planning)

The submitted conceptual plan provides a total of 43 units for a density of 7.48 units per acre, which does comply with the density requirements of the T-R district. Structural buffers are provided along the north and south property lines and a natural buffer is provided along the west property line in compliance with the above zoning condition.

The T-R district additionally requires that 10% of the site be set aside as usable open space, with a portion of this required to be active open space with play equipment suitable for children; a total of 2.4 acres of open space is provided in the development, although much of this is in the stormwater ponds and would not be considered usable. A 0.07 acre playground has been proposed adjacent to Furys Ferry Road; staff would suggest that this location be reconsidered due to the high volume of traffic on Furys Ferry Road and moved more interior to the development for the safety of the children using it and to provide a more pleasant recreational atmosphere than adjacent to a busy arterial road.

Although there are sidewalks and bike lanes along Furys Ferry Road, the developer is not proposing to install sidewalks within this development due to the tight space on the site. This site lies just outside the Evans to Locks – Furys Ferry node and would benefit from connecting to the existing



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CONCEPTUAL PLAN

AVENEL PLACE

pedestrian and bike facilities. The developer would not be expected to install bike lanes on low-speed low-traffic residential streets such as those proposed, but it is not unreasonable to provide sidewalks on at least one side of the road to provide the desirable connection to the existing sidewalks and access to the businesses and activities within the adjacent node.

Staff recommends **disapproval** of the conceptual plan as currently presented with recommendations to revise the playground location and provide sidewalk connection to Furys Ferry Road.

Interdepartmental Review

A copy of this staff report is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

GIS:

An AutoCAD drawing file is not required to be submitted at this time. However, all development plans are required to be drawn in North American Datum 1983 State Plane Georgia East (feet) with two state plane benchmarks and a benchmark or temporary benchmark referencing NAVD88 elevation noted. A drawing file in state plane coordinates is required to be submitted during preliminary plan review.

COLUMBIA COUNTY
GEORGIA



April 21, 2016

CONCEPTUAL PLAN

COLONNADES AT RIVERWOOD

Property Information

Subdivision Name	The Colonnades at Riverwood
Location/address	Off General Wood Parkway
Tax Map / Parcel	Tax Map 058 Parcel 134C
Total Acreage	12.39 acres
Number of lots/units	29
Zoning	PUD (Planned Unit Development)
Owner/Developer	Riverwood Land, LLC
Commission District	District 3 (Richardson)
Recommendation	Approval with Conditions

Summary and Recommendation

Applicant Riverwood Land, LLC, has submitted for approval a conceptual site plan for The Colonnades at Riverwood, a single family neighborhood located off of General Wood Parkway. The site consists of a portion of one parcel, Tax Map 058 Parcel 134C, totaling 12.39 +/- acres, currently zoned PUD (Planned Unit Development).

The property was originally rezoned in 2005. A major revision was completed earlier this year which revised the use of this portion from Traditional Neighborhood Development and Townhomes to the P-R3 single family use. Lots in the P-R3 district are required to be at least 4000 square feet, with side and rear setbacks of 5 feet and a front setback of 25 feet from the right of way. The setbacks listed in the conceptual narrative will need to be revised to reflect the correct front setback requirement – 25 feet from the right of way, rather than 20 feet.

The 29 proposed lots are laid out along a loop road, tying into General Wood Parkway at both ends, with the eastern end connecting across from Franklin Ridge Road. Lining up these access points is desirable for traffic safety and control. Sidewalks are to be provided on both sides of the road.

Design guidelines are proposed for the neighborhood, including a minimum house size of 1600 square feet, the encouragement of front porches, and limitations on the exterior materials to be used. All lots will be required to be landscaped, with an underground irrigation system and a minimum of 3 trees.

Over 6 acres of open space is provided including buffers from the surrounding roads and neighborhoods. A minimum 50 foot undisturbed buffer is provided from the Lake Cumberland subdivision, with an additional 50 foot buffer provided from General Wood Parkway. A large



April 21, 2016

CONCEPTUAL PLAN

COLONNADES AT RIVERWOOD

undisturbed area is to be left between the proposed development and Washington Road to provide buffering on this side.

Staff recommends **approval with conditions** of the conceptual plan.

Interdepartmental Review

A copy of this staff report is sent to the applicant and owner of the property in question prior to the public hearing.

This staff report represents the comments of the Planning Department staff only at this time; any additional comments provided by other departments after their review will be added to the report prior to the meeting.

Conditions:

Planning:

The front setback in the narrative must be revised to 25 feet from the right of way to meet the approved PUD narrative.

Comments:





April 21, 2016

PRELIMINARY PLAT

EAGLE CREEK

Property Information

Subdivision Name	Eagle Creek
Location/address	Off Hardy McManus Road
Tax Map / Parcel	Tax Map 065 Parcel 009U
Total Acreage	30.6 acres
Number of lots/units	65 lots
Zoning	R-2 (Single Family Residential)
Engineer	Swift & Associates
Commission District	District 3 (Richardson)
Recommendation	Approval

Summary and Recommendation

Eagle Creek Developers, LLC, seeks preliminary plat approval for Eagle Creek subdivision, located off Hardy McManus Road. The property was zoned R-2 (Single Family Residential) in 2015 (RZ15-03-08). The proposed subdivision is 65 lots on approximately 30.6 acres.

The conceptual plan for this subdivision was originally approved at the March 19, 2015 Planning Commission meeting as part of the rezoning request. The conceptual plan was subsequently revised and the revisions were approved at the March 3, 2016 Planning Commission meeting. The submitted preliminary plat appears to substantially comply with the approved revisions to the conceptual plan.

The average lot size is 12,792 square feet, with a minimum lot size of 10,000 square feet. Setbacks are 55 feet from the centerline and 10 feet from the side and rear property lines. Sidewalks are required and are proposed on both sides of the road.

A landscaped buffer is provided along Hardy McManus Road, with the final design of the buffer to be determined once grading is complete, and 6.5 acres of open space are provided around the perimeter of the development.

Staff recommends **approval**.



FINAL PLAT

April 21, 2016

Canterbury Farms,
Aberdeen Townhomes

Property Information

Subdivision Name	Canterbury Farms, Aberdeen Townhomes
Location/address	Off Canterbury Farms Parkway
Tax Map / Parcel	Tax Map 062 Parcel 2706
Total Acreage	5.21 acres
Number of lots/units	48
Zoning	PUD (Planned Unit Development)
Surveyor	Civil Design Solutions, LLC
Commission District	District 4 (Morris)
Recommendation	Approval

Summary and Recommendation

Euchee Forest, LLC, seeks final plat approval for 48 residential lots on 5.21 acres located off Canterbury Farms Parkway. The property is zoned PUD (Planned Unit Development). The Board of Commissioners approved the PUD zoning in April 2008, with subsequent revisions in 2010 and 2013. The preliminary plat was approved on November 5, 2015.

The final plat shows 12 blocks of future townhomes; the lots will be further subdivided after construction to create a total of 48 units. The average block is 8,857 square feet. Setbacks are fifteen feet from the front property line and ten feet from the rear, with zero-foot side setbacks.

Sidewalks are proposed on both sides of the internal streets; the developer will be responsible for installing all sidewalks around open space areas and along Canterbury Farms Parkway prior to the expiration of the warranty period. 1.26 acres of open space are provided.

The submitted final plat appears to substantially comply with the approved preliminary plat.

Staff recommends **approval**.



FINAL PLAT

April 21, 2016

Patriot's Ridge
Section II

Property Information

Subdivision Name	Patriot's Ridge, Section II
Location/address	Off Columbia Road
Tax Map / Parcel	Tax Map 061 Parcel 1828
Total Acreage	20.26 acres
Number of lots/units	49
Zoning	PUD (Planned Unit Development)
Surveyor	H & C Surveying
Commission District	District 3 (Richardson)
Recommendation	Approval

Summary and Recommendation

Patriots Ridge Investments, LLC, seeks final plat approval for 49 residential lots on 20.26 acres located off Columbia Road. The property is zoned PUD (Planned Unit Development). The Board of Commissioners approved the PUD zoning in July 2013, with a subsequent revision in February 2014. The preliminary plat was approved on November 20, 2015.

The final plat shows 49 single family residential lots with an average lot size of 14,206 square feet and a minimum lot size of 10,538 square feet. Setbacks are 55 feet from the centerline of the roads and 10 feet from side and rear property lines.

Sidewalks are not proposed in this development. The amenities for this development include a pool, which is complete. There are 0.46 acres of open space provided in this section of the development, with an additional 0.65 acres reserved in conservation easement.

The submitted final plat appears to substantially comply with the approved preliminary plat.

Staff recommends **approval**.



REZONING

April 21, 2016

FILE : RZ16-04-01

R-2/M-2/S-1 to S-1

Property Information	
Tax Map/Parcel ID	Tax Map 084 Parcel 006C
Address/Location	600 Stevens Creek Road
Acreage (+/-)	24.92 +/- acres
Current Zoning	R-2 (Single Family Residential) / M-2 (General Industrial) / S-1 (Special)
Existing Use	Stevens Creek Church
Request	S-1 (Special)
Commission District	District 1 (Duncan)
Recommendation	Approval

Summary and Recommendation

Owner Stevens Creek Church, Inc., and applicant Jerry Ashmore request a rezoning from R-2 (Single Family Residential), M-2 (General Industrial), and S-1 (Special) to S-1 (Special) for Tax Map 084 Parcel 006C, 24.92 +/- acres located at 600 Stevens Creek Road.

The property in question is located on the east side of Stevens Creek Road and is currently split-zoned, with the main part of the property having been zoned S-1 (Special) for Stevens Creek Church in 1996 (RZ96-07-03). The southwest and northeast corners of the property have remained R-2 (Single Family Residential), while the southeast corner is currently zoned M-2 (General Industrial). Surrounding properties are zoned M-2 and for single family residential use.

The rezoning request has been submitted primarily to clean up the split zoning on the property. As part of the rezoning, a major plan revision has also been submitted to add additional parking for the church and to widen the driveway providing an additional lane to ease exit traffic congestion. These revisions have already been submitted through the Plan Review process.

Staff recommends **approval** of the rezoning from R-2 (Single Family Residential), M-2 (General Industrial), and S-1 (Special) to S-1 (Special) for Tax Map 084 Parcel 006C, 24.92 +/- acres located at 600 Stevens Creek Road.

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.



REZONING

April 21, 2016

FILE : RZ16-04-01

R-2/M-2/S-1 to S-1

Comments:

Environmental:

Wetlands and Waters of the U.S. are present on the property. Columbia County strongly encourages that a Jurisdictional Determination be procured from the U.S. Army Corps of Engineers for this project. If any disturbances to the wetlands or waters of the U.S. are proposed, Columbia County will require an approved JD that must be accompanied by correspondence from the U.S. Army Corps of Engineers stating permit coverage has been obtained or permit coverage is not needed.

State Waters are present on the property. There is an established 25-foot buffer from the edge of wretched vegetation along all state waters. Any disturbances to the 25-foot buffer must be approved by the Georgia Environmental Protection Division prior to such disturbance taking place.

Fire Marshal:

To comply with applicable fire codes.

Stormwater Management:

1. The site improvements will disturb more than one acre, therefore, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.
2. Stormwater quality will be required.

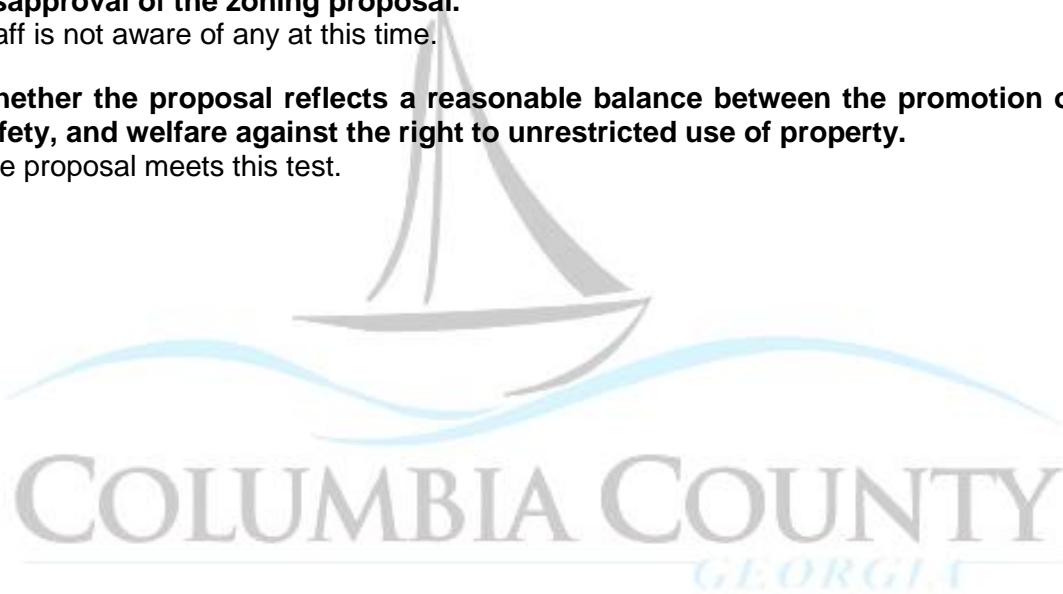
Water and Sewer:

Water service is available to the properties requested for rezoning. A sewer extension would be required to provide sewer service. Any conflicts with the existing water main resulting from the widening of the entrance road will be resolved at the Owner's expense.

Criteria for Evaluation of Rezoning Proposal

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**
The zoning proposal does not create a new use but rather cleans up the zoning for an existing church. The use is suitable for this largely residential area.
2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**
The proposal will not adversely impact adjacent or nearby properties.
3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**
The property does have a reasonable economic use as currently zoned. However, having one property with three very different zoning districts does create land use and buffering issues and is not a desirable situation.

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**
The proposal will not cause an excessive burden on existing facilities.
5. **If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.**
The adopted future land use map shows this area as medium density residential. Community uses such as the existing church are often suitable in these areas.
6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**
Staff is not aware of any at this time.
7. **Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**
The proposal meets this test.





VARIANCE

April 21, 2016

FILE : VA16-04-06

Variance

Property Information	
Tax Map/Parcel ID	Tax Map 084 Parcel 006C
Address/Location	600 Stevens Creek Road
Acreage (+/-)	24.92 +/- acres
Current Zoning	R-2 (Single Family Residential) / M-2 (General Industrial) / S-1 (Special)
Existing Use	Stevens Creek Church
Request	Variance to Section 90-140 Landscaping
Commission District	District 1 (Duncan)
Recommendation	Table to May 5, 2016

Summary and Recommendation

The newspaper ad for this item did not run on its scheduled date; this item therefore will need to be tabled to allow the minimum advertising period to be completed prior to action being taken on this item.

Owner Stevens Creek Church, Inc., and applicant Jerry Ashmore request a variance to Section 90-140 *Landscaping* for Tax Map 084 Parcel 006C, 24.92 +/- acres located at 600 Stevens Creek Road, to permit the condition of the existing parking lots.

The property in question is located on the east side of Stevens Creek Road and is currently split-zoned, with the main part of the property having been zoned S-1 (Special) for Stevens Creek Church in 1996 (RZ96-07-03). The southwest and northeast corners of the property have remained R-2 (Single Family Residential), while the southeast corner is currently zoned M-2 (General Industrial). A rezoning request has been submitted to correct the zoning for the property (RZ16-04-01). Surrounding properties are zoned M-2 and for single family residential use.

A rezoning and major plan revision is being processed concurrently with this variance request. The church is expanding their parking lot and driveway as part of the revision, which triggers Section 90-132 regarding non-conforming properties. Several of the existing church lots were installed without tree islands or with fewer trees than required under Section 90-140; since the church is not planning any work to the existing parking areas, the applicant is requesting a variance to the landscaping requirements for the existing lots only to avoid having to bring these parking lots into compliance as part of the expansion of their facilities. Since the intent of the parking lot and driveway expansion is to ease currently congested parking and traffic conditions, requiring removal of parking spaces would be counter to the church's intent in requesting the plan revision.



VARIANCE

April 21, 2016

FILE : VA16-04-06

Variance

The intent of Section 90-140 is twofold; aesthetics and reduction of the heat island effect by shading of impervious surfaces. In this case, the development of the property has retained large numbers of trees and has provided attractive landscaping in sections of the parking lot, particularly around the main entrance to the church, both of which aid in achieving the intent of the section. Staff is therefore comfortable with the variance request.

Staff recommends **approval** of the variance to Section 90-140 *Landscaping* for Tax Map 084 Parcel 006C, 24.92 +/- acres located at 600 Stevens Creek Road, to permit the condition of the existing parking lots.

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

Environmental:

Wetlands and Waters of the U.S. are present on the property. Columbia County strongly encourages that a Jurisdictional Determination be procured from the U.S. Army Corps of Engineers for this project. If any disturbances to the wetlands or waters of the U.S. are proposed, Columbia County will require an approved JD that must be accompanied by correspondence from the U.S. Army Corps of Engineers stating permit coverage has been obtained or permit coverage is not needed.

State Waters are present on the property. There is an established 25-foot buffer from the edge of wreted vegetation along all state waters. Any disturbances to the 25-foot buffer must be approved by the Georgia Environmental Protection Division prior to such disturbance taking place.

Fire Marshal:

To comply with applicable fire codes.

Planning:

1. No other variances from Code have been expressed or implied.
2. The variance, if granted, applies only to the pre-existing lots; any new lots constructed must meet the requirements of Section 90-140.

Stormwater Management:

1. The site improvements will disturb more than one acre, therefore, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.
2. Stormwater quality will be required.

Water and Sewer:



VARIANCE

April 21, 2016

FILE : VA16-04-06

Variance

Water service is available to the properties requested for rezoning. A sewer extension would be required to provide sewer service. Any conflicts with the existing water main resulting from the widening of the entrance road will be resolved at the Owner's expense.

Criteria for Evaluation of Variance Proposal:

1. **There are special circumstances or conditions unique to the property that do not generally apply to the district.**

This is a rather large property developed in a primarily residential area. The developers have retained large numbers of trees around the borders of the property.

2. **The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.**

Strict application would require the applicant to install additional landscape islands in the existing parking lots; this would not deprive the applicant of reasonable use of the land.

3. **Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.**

Strict adherence to the requirements of this chapter would not cause the owner unnecessary hardship. It would require the removal of some asphalt and parking spaces to provide the landscape islands, and would impact the benefits of the proposed parking lot expansion.

4. **If granted, the variance shall be in harmony with the general purposes and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.**

The variance would meet the general purposes of this chapter. The existing tree cover on the site and the existing landscaping are sufficient to meet the purpose.

5. **In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance.**

The applicant has met this burden.

6. **When recommending a variance, the planning commission, or board of commissioners, when granting a variance, may establish reasonable conditions concerning the use of the property, and may establish an expiration date for such variances.**

So noted.

7. **Any variance recommended and/or authorized is to be set forth in writing in the minutes of the planning commission and the board of commissioners, as the case may**



VARIANCE

April 21, 2016

FILE : VA16-04-06

Variance

be, with the reasons for which the departure was justified, and the conditions under which the variance was granted.

So noted.





REZONING

April 21st, 2016

FILE : RZ16-04-02

R-2 to P-1

Property Information	
Tax Map/Parcel ID	Tax Map 072M Parcel 001
Address/Location	7104 Evans Town Center Blvd.
Acreage (+/-)	0.49 +/- acres
Current Zoning	R-2 (Single Family Residential)
Existing Use	Residential
Request	P-1 (Professional)
Commission District	District 1 (Duncan)
Recommendation	Approval

Summary and Recommendation

Owner Mary A. Johnson and applicant William Beau Brandenburg request a rezoning from R-2 (Single Family Residential) to P-1 (Professional) for Tax Map 072M Parcel 001, 0.49 +/- acres located at 7104 Evans Town Center Boulevard. Subject property is not currently located within the Evans Town Center Overlay District, but will be included in the Overlay if the rezoning is approved.

The property in question is located on the west side of Evans Town Center Boulevard. Properties to the north and west are zoned R-2 (Single Family Residential), properties to the south are predominantly P-1 (Professional) with a single S-1(Special) daycare, properties to the east are zoned C-C(Community Commercial) and PUD (Planned Unit Development).

The applicant is proposing to relocate his existing insurance business from 4414 Evans to Locks Road, Suite 4 to the subject property. The proposed use is suitable for the proposed zoning classification. In addition, the applicant has also applied for variances (VA16-04-02) to extend the front maximum building setback and reduce the northeast buffer.

Staff is comfortable with the request because professional uses typically do not generate large volumes of traffic and have very little impact on adjacent residential areas. Additionally, due to the recently announced Plaza at Evans Town Center and other market forces, it is anticipated that this area will see an increase in commercial pressure. Due to the proximity of this parcel to residential uses, a professional use has the least impact of potential uses for the area.

In terms of the recently adopted Vision 2035 Comprehensive Plan, this parcel is located immediately adjacent to the Evans Town Center Activity Center. This Activity Center is slated for shops, restaurants, offices, higher density residential, civic uses, and open space. While this parcel is not included in this Center, staff views the proposal favorably due to its location adjacent to the "border" and its proposed use. Further comment is provided in the evaluation below.



REZONING

April 21st, 2016

FILE : RZ16-04-02

R-2 to P-1

Staff recommends **approval** of the rezoning from R-2 (Single Family Residential) to P-1 (Professional) for Tax Map 072M Parcel 001, .49 +/- acres located at 7104 Evans Town Center Boulevard.

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

Building Standards:

Ensure all applicable codes provided by the International Building Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.

Fire Marshal:

Changing from residential to business requires the building to comply with applicable fire and handicap accessibility codes and receive a new certificate of occupancy. The fire hydrant location, fire department access road, and exterior handicap accessibility appear to be non-compliant.

Health Department:

This project should be on county water and sewer, therefore, the Health Department does not need to be contacted prior to advancement of the project and there are no specific comments or conditions.

Stormwater Management:

1. If the site improvements will disturb more than one acre, therefore, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.
2. Stormwater detention will be required unless site improvements result in no net increase in runoff.
3. Stormwater quality will be required if the disturbed area is 5,000 sq. ft. or greater.

Water and Sewer:

The existing structure is connected to County water and sewer service.

Criteria for Evaluation of Rezoning Proposal

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

The proposed revision is suitable for the surrounding area. As mentioned above, a professional use typically has a low impact on adjacent residential uses because they do not generate a large volume of traffic or noise.



REZONING

April 21st, 2016

FILE : RZ16-04-02

R-2 to P-1

2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**

The proposal will not adversely impact adjacent or nearby properties.

3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

The property does have a reasonable economic use as currently zoned.

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**

The proposal will not cause an excessive burden on existing facilities.

5. **If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.**

The adopted future development map delineates this property as part of the Evans Neighborhood Character area. The Neighborhood Character area is characterized by moderate-density residential development. Street networks are defined by curvilinear streets and green space is largely provided on individual lots, but neighborhood open space and/or parks may also be provided. Pedestrian connectivity is moderate, typically including internal sidewalks. Future development is slated for detached, single family homes at moderate densities with an emphasis on quality building materials and site design. However, the property is also adjacent to the Evans Town Center Activity Center. The Evans Town Center Activity Center is a mixed use activity center that calls for a mixture of shops, restaurants, office, higher density residential, civic uses, and open space. In addition it is characterized as a compact, walkable, higher density area with employment opportunities. Due to the location of this parcel adjacent to the Evans Town Center Activity Center and the logical progression of uses along Evans Town Center Boulevard and further onto North Belair Road, staff is comfortable with this proposed use. While it does not conform exactly to its current character area, the location and the proposed use warrant consideration in this case. Staff must also comment that if this was a proposed commercial use the opinion would probably not be the same due to the adjacent residential properties.

6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

Staff is not aware of any at this time.

7. **Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**

The proposal meets this test.



VARIANCE

April 21st, 2016

FILE : VA16-04-02

Variance

Property Information	
Tax Map/Parcel ID	Tax Map 072M Parcel 001
Address/Location	7104 Evans Town Center Boulevard
Acreage (+/-)	0.49 +/- acres
Current Zoning	R-2 (Single Family Residential)
Existing Use	Residential
Request	Variance to Sections 90-98 <i>List of Lot and Structure Requirements</i> and 90-139 <i>Buffers</i>
Commission District	District 1 (Duncan)
Recommendation	Approval

Summary and Recommendation

Owner Mary A. Johnson and applicant William Beau Brandenburg request variances to Sections 90-98 *List of Lot and Structure Requirements* and 90-139 *Buffers* for Tax Map 072M Parcel 001 located at 7104 Evans Town Center Boulevard. Subject property is not currently located within the Evans Town Center Overlay District, but will be included in the Overlay if the rezoning application (RZ16-04-02) is approved.

The property in question is located on the west side of Evans Town Center Boulevard. Properties to the north and west are zoned R-2 (Single Family Residential), properties to the south are predominantly P-1 (Professional) with a single S-1(Special) daycare, properties to the east are zoned C-C(Community Commercial) and PUD (Planned Unit Development).

The applicant is requesting a variance to Section 90-98 *List of Lot and Structure Requirements* to increase the maximum front building setback in the Evans Town Center Overlay. Please note that while this property is not currently within the Evans Town Center Overlay, the property would be if RZ16-04-02 is approved. Evans Town Center Boulevard is a collector street and has a maximum front setback of 90 feet from the centerline of the street. The existing building is located at approximately 94 feet from the centerline of the street and is outside of the maximum front setback. Due to this being an existing building and the relatively minor increase in the setback, staff is comfortable with the request.

The second variance request is to Section 90-139 *Buffers*. The applicant is requesting a reduction in the northeast buffer adjacent to an existing residential property and has provided the rationale that in order to adequately construct a privacy fence, landscaping, and maintain the existing parking/driveway area the variance is needed. The requested variance would reduce the buffer to 5 feet from the required 10 feet. In addition, the buffer would taper down to approximately 2 feet at its



VARIANCE

April 21st, 2016

FILE : VA16-04-02

Variance

smallest width approximately 33 feet from the rear of the property. Staff is comfortable with the request due to the relatively low impact of the proposed use and the existing landscaping.

Staff recommends **approval** of the variance requests to increase the maximum building setback to 95 feet and reduce the side buffer to vary from 5 feet to 2 feet dependent on site conditions for Tax Map 072M Parcel 001, 0.49 +/- acres located at 7104 Evans Town Center Boulevard.

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

Fire Marshal:

To comply with applicable fire codes.

Planning:

No additional variances have been expressed or implied by the County.

Criteria for Evaluation of Variance Proposal

1. **There are special circumstances or conditions unique to the property that do not generally apply to the district.**
The only unique condition for this property is that it is proposed to transition from a residential to professional use. Other uses in the area were built specifically for their stated use (commercial, professional, residential). In staff's opinion there is some merit in converting a residential use to a commercial use while maintaining the character of the original structure.
2. **The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.**
The property could still be used as a residence, so there is still a reasonable use of the land.
3. **Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.**
There are not any known topographical issues with the site.
4. **If granted, the variance shall be in harmony with the general purposes and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.**



VARIANCE

April 21st, 2016

FILE : VA16-04-02

Variance

The front setback variance should not have any impact on adjacent parcels. The side buffer requirement could have an impact on the residential property to the north. However, in staff's opinion the reduction in buffer and the low impact nature of the use in all likelihood would not be injurious to the neighborhood. The rear buffer will still be required and there has been no request to reduce this buffer.

5. **In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance.**

In staff's opinion, the applicant has provided enough justification for the variance.

6. **When recommending a variance, the planning commission, or board of commissioners, when granting a variance, may establish reasonable conditions concerning the use of the property, and may establish an expiration date for such variances.**

So noted.

7. **Any variance recommended and/or authorized is to be set forth in writing in the minutes of the planning commission and the board of commissioners, as the case may be, with the reasons for which the departure was justified, and the conditions under which the variance was granted.**

So noted.

COLUMBIA COUNTY
GEORGIA



REZONING

April 21st, 2016

FILE : RZ16-04-03

R-A to S-1 w/CU

Property Information	
Tax Map/Parcel ID	Tax Map 019 Parcel 019
Address/Location	6664 Wrightsboro Road
Acreage (+/-)	174 +/- acres
Current Zoning	R-A (Residential Agricultural)
Existing Use	Agricultural
Request	S-1 (Special) with a Conditional Use for a Wireless Telecommunications Tower
Commission District	District 4 (Morris)
Recommendation	Approval

Summary and Recommendation

Owner Michael D. Anderson and applicant Jonathan L. Yates request a rezoning from R-A (Residential Agricultural) to S-1 (Special) for Tax Map 019 Parcel 019, 174 +/- acres located at 6664 Wrightsboro Road with a conditional use for a wireless telecommunications tower.

All adjacent properties are zoned R-A (Residential Agricultural).

The applicant is proposing to establish a 195' high wireless telecommunications tower on a proposed lease area of 10,000 square feet (0.23 AC) approximately 1,294 feet (0.25 miles) west of the right of way of Clary Cut Road. The proposed tower is a monopole design and the site plan appears to meet standards for setbacks, visibility, and security per Chapter 18, Article IX of County code. However, the height of the tower is over the permitted 150 feet and the applicant has applied for a variance (VA16-04-05) addressing it.

Overall, staff is comfortable with the rezoning request. The applicant has provided sufficient evidence that a telecommunications tower is needed at the proposed location and has explored other options (colocation on existing sites or structures) before selecting this site, as required by Code. Additionally, per comments provided by Broadband Utility, it appears that it would be beneficial to the public welfare for a telecommunications tower to be constructed in this area. Further comment is provided in the evaluation below.

In terms of the Vision 2035 Comprehensive Plan, this proposed site is within the Rural Harlem Character Area. The intent of this character area is to preserve the existing rural character, including agricultural uses and large-lot residential uses, as well as natural and historic features. Additionally, this area is characterized by very low-density, single-family residential uses and agricultural/forestry activities. Telecommunications towers and guidance on their treatment are not mentioned within the Plan; however, staff is inclined to consider this proposed use as acceptable and generally within the



REZONING

April 21st, 2016

FILE : RZ16-04-03

R-A to S-1 w/CU

intent of the character area. While the tower will be visible to adjacent and nearby property, the balancing of the public welfare, which in this case is access to an increasingly important mobile communications network in a rural area, necessitates consideration of the use in comparison to its impact on other property. Further comment is provided below.

Staff recommends **approval** of the rezoning from R-A (Residential Agricultural) to S-1 (Special) for Tax Map 019 Parcel 019, 174 +/- acres located at 6664 Wrightsboro Road with a conditional use for a wireless telecommunications tower.

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

Broadband Utility:

Broadband has received numerous calls and e-mails from citizens concerning internet connectivity. I believe the tower will provide a much needed service in the area. I didn't see much improvement of coverage area between the 150 and 195 foot tower.

Building Standards:

Ensure all applicable codes provided by the International Building Code and National Electrical Code are met.

Environmental:

Wetlands and Waters of the U.S. are present on the property. Columbia County strongly encourages that a Jurisdictional Determination be procured from the U.S. Army Corps of Engineers for this project. If any disturbances to the wetlands or waters of the U.S. are proposed, Columbia County will require an approved JD that must be accompanied by correspondence from the U.S. Army Corps of Engineers stating permit coverage has been obtained or permit coverage is not needed.

State Waters are present on the property. There is an established 25-foot buffer from the edge of wreted vegetation along all state waters. Any disturbances to the 25-foot buffer must be approved by the Georgia Environmental Protection Division prior to such disturbance taking place.

According to FEMA FIRM 13073C0205D, this property contains A Zone. Prior to development on this site, the applicant is required to establish Base Flood Elevations using detailed methods for the submittal of a Letter of Map Revision (LOMR) to FEMA. The applicant must receive LOMR approval from FEMA prior to final plat approval.

Fire Marshal:

To comply with applicable fire codes.



REZONING

April 21st, 2016

FILE : RZ16-04-03

R-A to S-1 w/CU

Stormwater Management:

1. If the site improvements will disturb more than one acre, therefore, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.
2. Stormwater detention will be required unless site improvements result in no net increase in runoff.
3. Stormwater quality will be required if the disturbed area is 5,000 sq. ft. or greater.

Water and Sewer:

Water and sewer service is available to the property.

Criteria for Evaluation of Rezoning Proposal

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**
The proposed revision is suitable for the property, as well as adjacent and nearby property.
2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**
According to documents submitted with the application, as well as a study by the County GIS department, this tower will be visible to both adjacent and nearby property. However, in staff's opinion this will not adversely affect the existing uses or usability of said properties. Staff is concerned with the height of the tower and a variance request has been submitted.
3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**
The property does have a reasonable economic use as currently zoned.
4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**
The proposal will not cause an excessive burden on existing facilities.
5. **If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.**
The adopted future development map delineates this property as part of the Rural Harlem Character Area. The intent of this character area is to preserve the existing rural character, including agricultural uses and large-lot residential uses, as well as natural and historic features. This area is characterized by very low-density, single-family residential uses and agricultural/forestry activities. The development pattern is generally scattered with large distances between buildings and deep setbacks from two-lane roads. The adopted future development plan includes little to guide a decision such as this since no mention of telecommunications towers is provided. However, in staff's opinion, this request is in keeping with the stated intent of the character area. The tower will be visible to adjacent and nearby property and will impact the view sheds of these areas. However, there is a benefit to the public associated with the request, so staff is inclined to be comfortable with it.

6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

Staff is not aware of any at this time. However, a variance application has been submitted in regards to the height of the tower which could have an impact on the request.

7. **Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**

The proposal meets this test.





VARIANCE

April 21st, 2016

FILE : VA16-04-05

Variance

Property Information	
Tax Map/Parcel ID	Tax Map 019 Parcel 019
Address/Location	6664 Wrightsboro Road
Acreage (+/-)	174 +/- acres
Current Zoning	R-A (Residential Agricultural)
Existing Use	Agricultural
Request	Variance to Section 18-308 <i>Height of Telecommunication Tower</i>
Commission District	District 4 (Morris)
Recommendation	Disapproval

Summary and Recommendation

Owner Michael D. Anderson and applicant Jonathan L. Yates request a variance to Section 18-308 *Height of Telecommunications Towers* for Tax Map 019 Parcel 019, 174 +/- acres located at 6664 Wrightsboro Road. Subject property also has a rezoning application (RZ16-04-03) to S-1 (Special) for a wireless telecommunications tower.

All adjacent properties are zoned R-A (Residential Agricultural).

The applicant is requesting a variance to construct a proposed wireless telecommunications tower at 195' above ground level (AGL). County Code states that the maximum height shall be 150'. Upon review of the applicant's submitted coverage improvement maps, staff does not see a compelling rationale to recommend approval of the variance. The improvement, as shown on the submitted documentation, is minimal when comparing the 150' and 195' heights. While staff admits they are not professionals at determining the tipping point for approval in this case, staff must look to submitted documentation from the applicant, as well as opinion provided by other County departments in making this determination.

Staff recommends **disapproval** of the variance to Section 18-308 *Height of Telecommunications Towers* for Tax Map 019 Parcel 019, 174 +/- acres located at 6664 Wrightsboro Road.

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.



VARIANCE

April 21st, 2016

FILE : VA16-04-05

Variance

Comments:

Broadband Utility:

Broadband has received numerous calls and e-mails from citizens concerning internet connectivity. I believe the tower will provide a much needed service in the area. I didn't see much improvement of coverage area between the 150 and 195 foot tower.

Building Standards:

Ensure all applicable codes provided by the International Building Code and National Electrical Code are met.

Environmental:

Wetlands and Waters of the U.S. are present on the property. Columbia County strongly encourages that a Jurisdictional Determination be procured from the U.S. Army Corps of Engineers for this project. If any disturbances to the wetlands or waters of the U.S. are proposed, Columbia County will require an approved JD that must be accompanied by correspondence from the U.S. Army Corps of Engineers stating permit coverage has been obtained or permit coverage is not needed.

State Waters are present on the property. There is an established 25-foot buffer from the edge of wretsed vegetation along all state waters. Any disturbances to the 25-foot buffer must be approved by the Georgia Environmental Protection Division prior to such disturbance taking place.

According to FEMA FIRM 13073C0205D, this property contains A Zone. Prior to development on this site, the applicant is required to establish Base Flood Elevations using detailed methods for the submittal of a Letter of Map Revision (LOMR) to FEMA. The applicant must receive LOMR approval from FEMA prior to final plat approval.

Fire Marshal:

To comply with applicable fire codes.

Planning:

No additional variances have been expressed or implied by the County.

Criteria for Evaluation of Variance Request

1. **There are special circumstances or conditions unique to the property that do not generally apply to the district.**
This property is similar to others in the area and does not have any special circumstances or conditions.
2. **The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.**

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VARIANCE

April 21st, 2016

FILE : VA16-04-05

Variance

If the property is rezoned the applicant could place the proposed cell tower on the property. However, the height would be limited to 150' as stated in code. In addition, the submitted coverage improvement maps show no compelling evidence to permit the increase in height.

3. **Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.**

None were noted on the application and, as has been mentioned before, the coverage maps do not provide a compelling rationale to permit the increased height.

4. **If granted, the variance shall be in harmony with the general purposes and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.**

The tower will be visible to adjacent properties no matter the height, but in all likelihood won't be injurious to the neighborhood.

5. **In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance.**

In staff's opinion the applicant has provided sufficient evidence to staff as part of this application.

6. **When recommending a variance, the planning commission, or board of commissioners, when granting a variance, may establish reasonable conditions concerning the use of the property, and may establish an expiration date for such variances.**

So noted.

7. **Any variance recommended and/or authorized is to be set forth in writing in the minutes of the planning commission and the board of commissioners, as the case may be, with the reasons for which the departure was justified, and the conditions under which the variance was granted.**

So noted.



REZONING

April 21st, 2016

FILE : RZ16-04-04

R-A to S-1 w/CU

Property Information	
Tax Map/Parcel ID	Tax Map 065 Parcel 003A
Address/Location	5114 Riverwood Parkway
Acreage (+/-)	101.85 +/- acres
Current Zoning	R-A (Residential Agricultural)
Existing Use	Public School
Request	S-1 (Special) with a Conditional Use for a Wireless Telecommunications Tower
Commission District	District 3 (Richardson)
Recommendation	Approval

Summary and Recommendation

Owner Columbia County Board of Education and applicant Foresite, LLC request a rezoning from R-A (Residential Agricultural) to S-1 (Special) for Tax Map 065 Parcel 003A, 101.85 +/- acres located at 5114 Riverwood Parkway with a conditional use for a wireless telecommunications tower. Subject property is located within Riverwood and Greenbrier Elementary, Middle, and High school are located on the property.

Adjacent properties are zoned PUD (Planned Unit Development) as part of Riverwood Plantation and include residential, utility, and greenspace uses to the south, east, and west, and undeveloped land to the north.

The applicant is proposing to erect a 150' high monopole wireless telecommunications tower approximately 602' 10" (0.11 miles) west from the right of way of Riverwood Parkway and the northernmost entrance to Greenbrier Middle School and approximately 170' west of an existing baseball field. The proposed monopole is located approximately 132' north of the closest building edge of Greenbrier Middle School. Additionally, the applicant is proposing a 10,000 square foot (.23 Acre) lease area that will house the tower and associated structures that is accessed via a proposed 30' ingress-egress and utility easement connecting the lease area to Riverwood Parkway over an existing paved drive. The site and building plans appear to meet standards for height, visibility, security, lot size, and setbacks as delineated in Chapter 18, Article IX of County Code. Additionally, significant screening of the base of the tower, fencing, and associated accessory structures is proposed on the site plan.

Overall, staff is comfortable with the request, but does have some concerns. The applicant has demonstrated that they have considered colocation as a possibility, that it will not provide the coverage improvement that is desired, and that other sites have been considered. In addition, the Columbia County Broadband Utility has commented that increased coverage and capacity would be



REZONING

April 21st, 2016

FILE : RZ16-04-04

R-A to S-1 w/CU

beneficial to the citizens in the area. However, staff's overarching concern is the visibility of the proposed tower and its potential impact on the viewshed of Riverwood Plantation. While this is not a serious concern and legitimately up for debate, staff thought it best to bring it forward. But overall the requested wireless telecommunications tower does appear to pose an improvement for the public good.

Staff recommends **approval** of the rezoning from R-A (Residential Agricultural) to S-1 (Special) for Tax Map 065 Parcel 003A, 101.85 +/- acres located at 5114 Riverwood Parkway with a conditional use for a wireless telecommunications tower.

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

Broadband Utility:

Due to the proximity of the schools in the area and growth in the area, the citizens need improved coverage and capacity in the area.

Building Standards:

Ensure all applicable codes provided by the International Building Code and National Electrical code are met.

Fire Marshal:

To comply with applicable fire codes.

Stormwater Management:

1. If the site improvements will disturb more than one acre, therefore, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.
2. Stormwater detention will be required unless site improvements result in no net increase in runoff.
3. Stormwater quality will be required if the disturbed area is 5,000 sq. ft. or greater.

Water and Sewer:

Water utility has no lines in the area of the proposed location. There is a private (Board of Education) fire line in the area.

Criteria for Evaluation of Rezoning Proposal

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

The proposed use is suitable.

2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**

The proposed tower will be visible to adjacent and nearby properties, impacting their viewshed. However, when weighed against the public welfare, the impact is acceptable.

3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

The property does have a reasonable economic use as currently zoned.

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**

The proposal will not cause an excessive burden on existing facilities.

5. **If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.**

The adopted future development map delineates this property as part of the Evans Area Neighborhoods Character Area. The intent this area is to preserve established neighborhoods and create quality new residential construction at suburban densities. The area is characterized by moderate-density residential development and neighborhoods. Street networks are defined by curvilinear streets and green space is largely provided on individual lots, but neighborhood open space and/or park amenities may also be provided. Pedestrian connectivity is moderate. Future development is desired to be detached, single family homes and occurring at moderate densities with an emphasis placed on building materials and site design standards. The adopted future development plan includes little to guide a decision such as this since no mention of telecommunications towers is provided. However, in staff's opinion, the request is in keeping with the stated intent of the character area. While the tower will be visible to adjacent and nearby property, there is a public benefit to the tower and staff is inclined to be comfortable with the request because of the height and public benefit.

6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

Staff is not aware of any at this time.

7. **Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**

The proposal meets this test.



VARIANCE

April 21, 2016

FILE : VA16-04-01

Variance

Property Information	
Tax Map/Parcel ID	Tax Map 078B Parcel 051T
Address/Location	4144 Wheeler Road
Acreage (+/-)	1.34 +/- acres
Current Zoning	M-1 (Light Industrial)
Existing Use	Electrical Contractor
Request	Variance to Section 90-98 <i>List of Lot and Structure Requirements</i> and 90-140 <i>Landscaping</i>
Commission District	District 2 (Allen)
Recommendation	Approval with Conditions

Summary and Recommendation

Owner and applicant Robert L. Wiley requests variances to Sections 90-98 *List of Lot and Structure Requirements* and 90-140 *Landscaping* for one parcel, Tax Map 078B Parcel 051T, 1.34 +/- acres located at 4144 Wheeler Road, currently zoned M-1 (Light Industrial) to reduce the front setback and waive the parking lot landscaping requirements.

The property in question is located on the south side of Wheeler Road near its intersection with Flowing Wells Road and I-20 and is currently zoned M-1 (Light Industrial). Surrounding properties are zoned primarily M-1 and C-2 (General Commercial).

The applicant has been working with the County to open an electrical contractor business on the site. Since the property has been vacant for well over a year, Section 90-132 regarding nonconforming lots does apply to this property. Section 90-132 requires that after a property has been vacant for over a year, before a business can be re-opened on the site it must be brought up to all County codes.

The smaller office building at the front of the site sits 49 feet from the property line, or just under the 90 feet required from the centerline of Wheeler Road. Wheeler Road is classified as a collector road and therefore requires buildings to be set back at least 90 feet from the centerline. The applicant has refurbished the building and intends to use it for his business and is therefore requesting a variance to the front setback requirement to allow the building to remain in its existing location.

There is also currently no landscaping present along the property's frontage or in the parking lots; due to the shape of the lot, the driveway takes up the majority of the road frontage, making installation of a typical landscape strip difficult. Additionally, the narrow width of the front portion of the site and the size of the vehicles utilizing the drive limit the space available for planting trees and make such trees undesirable from a functionality standpoint.



VARIANCE

April 21, 2016

FILE : VA16-04-01

Variance

During a site visit with staff, the applicant agreed to landscape the small area remaining in front of the office building and to add two trees behind the chain link fence that crosses the property between the two buildings. Staff is proposing that the trees and landscaping be required within 90 days of the Board of Commissioner's decision on the variance requests.

Staff recommends **approval with conditions** of the variances to Sections 90-98 *List of Lot and Structure Requirements* and 90-140 *Landscaping* for one parcel, Tax Map 078B Parcel 051T, 1.34 +/- acres located at 4144 Wheeler Road, currently zoned M-1 (Light Industrial) to reduce the front setback and waive the parking lot landscaping requirements.

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Conditions:

Planning:

1. The two additional trees and the landscaping by Wheeler Road must be installed within 90 days from the approval of the variance by the Board of Commissioners.

Comments:

Fire Marshal:

To comply with applicable fire code.

Planning:

No additional variances have been extended or implied.

Stormwater Management:

1. If the site improvements will disturb more than one acre, therefore, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.
2. Stormwater detention will be required unless site improvements result in no net increase in runoff.
3. Stormwater quality will be required if the disturbed area is 5,000 sq. ft. or greater.

Criteria for Evaluation of Variance Proposal:

1. **There are special circumstances or conditions unique to the property that do not generally apply to the district.**

This property is an older industrial property in the Augusta/Martinez area, which is not unusual. However, the shape of this property is such that a driveway of the width required to

handle the truck traffic in and out occupies the majority of the road frontage, severely limiting the ability to install landscaping or trees.

2. **The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.**

Strict application would not deprive the applicant of any reasonable use of the land, however it could make his proposed use more difficult by requiring removal of pavement to install landscaping and trees that would interfere with the commercial traffic in and out of the site.

3. **Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.**

There are no topographic issues on this site; the existing site conditions are noted above. The proposed conditions for the variance requests intend to address the intent of the chapter while still allowing the applicant full use of the property.

4. **If granted, the variance shall be in harmony with the general purposes and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.**

The variance requests will not be injurious to the neighborhood or the public welfare. The proposed condition intends to maintain harmony with the general purposes and intent of the chapter.

5. **In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance.**

The applicant has met this burden.

6. **When recommending a variance, the planning commission, or board of commissioners, when granting a variance, may establish reasonable conditions concerning the use of the property, and may establish an expiration date for such variances.**

So noted.

7. **Any variance recommended and/or authorized is to be set forth in writing in the minutes of the planning commission and the board of commissioners, as the case may be, with the reasons for which the departure was justified, and the conditions under which the variance was granted.**

So noted.



VARIANCE

April 21st, 2016

FILE : VA16-04-03

Variance

Property Information	
Tax Map/Parcel ID	Tax Map 077E Parcel 411
Address/Location	584 Hunterdale Road
Acreage (+/-)	.41 +/- acres
Current Zoning	R-2 (Single Family Residential)
Existing Use	Residential
Request	Variance to Section 90-53 <i>List of Lot and Structure Requirements</i>
Commission District	District 1 (Duncan)
Recommendation	Approval

Summary and Recommendation

Owner and applicant Thomas W. Glabas requests a variance to Section 90-53 *List of Lot and Structure Requirements* for Tax Map 077E Parcel 411, 0.41 +/- acres located at 584 Hunterdale Road.

The property in question is located on the southwest corner of the intersection of Evans to Locks Road and Hunterdale Road. Properties to the south, east, and west are zoned R-2 (Single Family Residential) and property to the north is zoned R-1 (Single Family Residential).

The applicant is requesting a variance to reduce the front setback along Evans to Locks Road to 60 feet from the centerline of Evans to Locks for an existing garage. The rationale provided by the applicant is that the garage was permitted at eleven feet off the property line, inspected, and subsequently approved by the County in 2005. According to a submitted plat, the garage is located 12.9 feet from the property line. Additionally, the sale of the property requires compliance with County code. Upon review of County records, a permit for the garage was acquired in 2005 with subsequent inspections.

The property is a corner lot and with that carries two front setbacks. In this case, the setback along Evans to Locks would be 110 feet from the centerline of the road or approximately 60 feet from the property line. The existing garage is well within this setback, along with a portion of the existing home. Staff is comfortable with the request since the garage has been in existence for over ten years and because it is not infringing into any drainage or utility easements.

Staff recommends **approval** of the variance to Section 90-53 *List of Lot and Structure Requirements* to reduce the setback to 60 feet from the centerline of Evans to Locks Road for Tax Map 077E Parcel 411, 0.41 +/- acres located at 584 Hunterdale Road.



VARIANCE

April 21st, 2016

FILE : VA16-04-03

Variance

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

Fire Marshal:

To comply with applicable fire codes.

Planning:

No additional variances have been expressed or implied by the County.

Criteria for Evaluation of Variance Proposal

1. **There are special circumstances or conditions unique to the property that do not generally apply to the district.**
This is a corner lot, so it does have two front setbacks. This is unlike other lots that only front on one street.
2. **The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.**
The land could still be used. However, the existing structures would be nonconformities and could not be expanded in any way limiting the use of the buildings and land.
3. **Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.**
As mentioned above, both the house and garage are nonconforming and could not be expanded as currently configured. Additionally, since this is a corner lot there are constraints on the property as illustrated by the variance application.
4. **If granted, the variance shall be in harmony with the general purposes and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.**
The garage has been in existence for over a decade without any ill effect on the adjacent roadway or neighbors.

5. **In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance.**

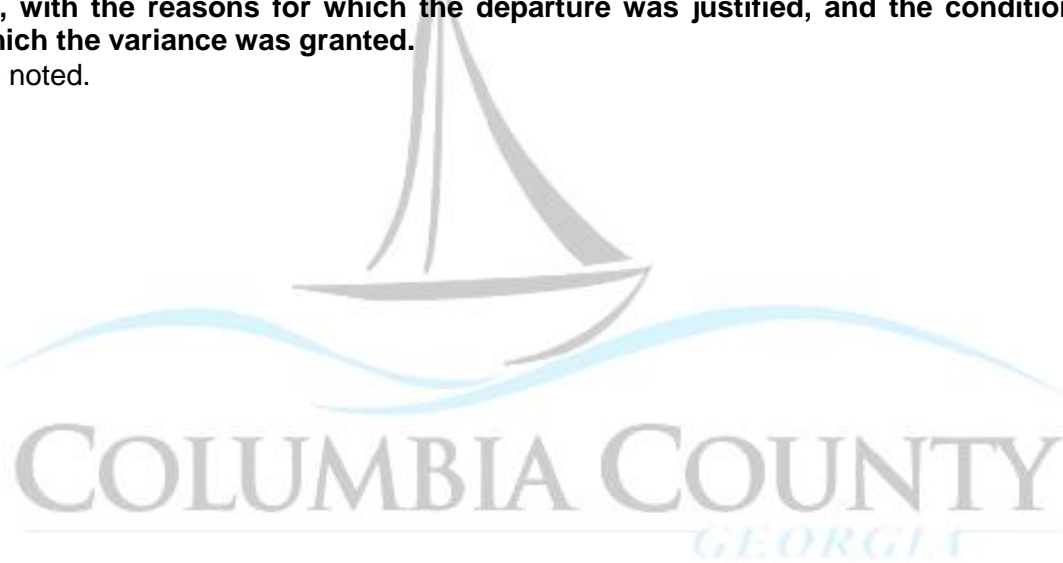
In staff's opinion the applicant has provided sufficient evidence to staff as part of the variance application.

6. **When recommending a variance, the planning commission, or board of commissioners, when granting a variance, may establish reasonable conditions concerning the use of the property, and may establish an expiration date for such variances.**

So noted.

7. **Any variance recommended and/or authorized is to be set forth in writing in the minutes of the planning commission and the board of commissioners, as the case may be, with the reasons for which the departure was justified, and the conditions under which the variance was granted.**

So noted.





VARIANCE

April 21, 2016

FILE : VA16-04-04

Variance

Property Information	
Tax Map/Parcel ID	Tax Map 081 Parcel 004A
Address/Location	921 Point Comfort Road
Acreage (+/-)	2.76 +/- acres
Current Zoning	R-1 (Single Family Residential)
Existing Use	Residential
Request	Variance to Section 90-134 Savannah River Corridor Buffer
Commission District	District 1 (Duncan)
Recommendation	Approval

Summary and Recommendation

Owner and applicant Wayne Ewing requests a variance to Section 90-134 *Savannah River Corridor Buffer* for one parcel, Tax Map 081 Parcel 004A, 2.76 +/- acres located at 921 Point Comfort Road, currently zoned R-1 (Single Family Residential) to reconstruct his house within the buffer.

The property in question is located at the end of a private drive accessed from the intersection of Point Comfort Road and Blackstone Camp Road and borders the Savannah River. The subject property and surrounding parcels are all zoned R-1 (Single Family Residential).

Section 90-134 requires a 100-foot natural vegetated buffer to be maintained from the Savannah River riverbank. Exemptions are provided for structures existing prior to the adoption of the buffer and for single family homes on lots with at least two acres located outside of the buffer. The applicant's original house was constructed prior to the adoption of the buffer requirements and was therefore exempt from this section; however, the house was damaged in the ice storm in 2014 and subsequently demolished. The proposed replacement structure is not exempt from the buffer requirements, and as the applicant's property has only 1.85 acres outside of the buffer, the lot is also not exempt from the buffer requirements.

The applicant is requesting a variance to permit reconstruction of his house in its previous location within the buffer. The location of the previous house is outside of the current floodplain and per staff review the proposed construction will not impact the floodplain area. The site is also on the more level portion of the property; the land naturally rises as it moves away from the river.

The intent of the Savannah River buffer is to, "preserve the quality of the Savannah River's water, its viability as an animal habitat and important recreation resource to the region." Disturbances to the buffer can cause sedimentation of the river and disturbance or destruction of important riverine habitat. However, the applicant's house has been located within this buffer for over 70 years and has



VARIANCE

April 21, 2016

FILE : VA16-04-04

Variance

likely not caused significant impacts to the river. Based on aerial measurements, the entire structure is less than 1800 square feet, and any disturbance caused by its construction has long since passed. The property is in fact heavily wooded, hence the tree falling through the house.

The previous house has already been demolished. The site is cleared, graded, and ready for construction of the new house; therefore, the majority of the disturbance to the buffer has already occurred and replacing the previous house will cause little additional impact.

Staff recommends **approval** of the variance to Section 90-134 *Savannah River Corridor Buffer* for one parcel, Tax Map 081 Parcel 004A, 2.76 +/- acres located at 921 Point Comfort Road, currently zoned R-1 (Single Family Residential) to reconstruct his house within the buffer.

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

Building Standards:

Ensure all applicable codes provided by the International Residential code for one and two family dwellings, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.

Environmental:

Wetlands and Waters of the U.S. are present on the property. Columbia County strongly encourages that a Jurisdictional Determination be procured from the U.S. Army Corps of Engineers for this project. If any disturbances to the wetlands or waters of the U.S. are proposed, Columbia County will require an approved JD that must be accompanied by correspondence from the U.S. Army Corps of Engineers stating permit coverage has been obtained or permit coverage is not needed.

State Waters are present on the property. There is an established 25-foot buffer from the edge of wretched vegetation along all state waters. Any disturbances to the 25-foot buffer must be approved by the Georgia Environmental Protection Division prior to such disturbance taking place.

According to FEMA FIRM 13073C0154D, this property contains AE Zone and floodway. A Conditional Letter of Map Amendment based on Fill (CLOMA-F) must be approved by FEMA if modifications to the site result in fill within the floodplain/floodway limits. Also, two elevation certificates will be required to be submitted to Columbia County after placement of the lowest livable floor of the home is constructed and prior to issuance of the Certificate of Occupancy.

Fire Marshal:

To comply with applicable fire code.

Planning:

No additional variances have been expressed or implied by the County.

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Criteria for Evaluation of Variance Proposal:

1. **There are special circumstances or conditions unique to the property that do not generally apply to the district.**

This lot is similar to others in the immediate vicinity. The previous residence was constructed prior to the buffer requirements being in place.

2. **The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.**

Strict application would require the applicant to relocate the new construction from the site of the previous house. However, it would not deprive the applicant of reasonable use of the land as the applicant has over an acre and a half outside of the buffer that could be used for construction of a residence.

3. **Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.**

Strict adherence to the requirements of this chapter would not cause the owner unnecessary hardship. It would require a new building site to be selected and prepared.

4. **If granted, the variance shall be in harmony with the general purposes and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.**

The variance would meet the general purposes of this chapter. The purpose of the buffer is to minimize disturbance to the river and maintain its ecological and recreational functions. Permitting the reconstruction of this house on an already prepared site will likely have little additional impact to the buffer; in fact, requiring the house to be relocated out of the buffer would require additional clearing and grading of the site which may have a larger impact to the site than the granting of the variance would.

5. **In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance.**

The applicant has met this burden.

6. **When recommending a variance, the planning commission, or board of commissioners, when granting a variance, may establish reasonable conditions concerning the use of the property, and may establish an expiration date for such variances.**

So noted.

7. **Any variance recommended and/or authorized is to be set forth in writing in the minutes of the planning commission and the board of commissioners, as the case may**



VARIANCE

April 21, 2016

FILE : VA16-04-04

Variance

be, with the reasons for which the departure was justified, and the conditions under which the variance was granted.

So noted.





TEMPORARY USE PERMIT

April 21, 2016

Property Information	
Tax Map/Parcel ID	078B 051L
Address/Location	160 Mason McKnight Jr Parkway
Parcel Size	4.53 +/- acres
Current Zoning	C-2 (General Commercial)
Existing Land Use	Under Construction
Request	Temporary Construction Trailer
Commission District	District 2 (Trey Allen)
Recommendation	Approval

Summary and Recommendation

Owner McKnight Properties and applicant ACC Construction request renewal of a temporary use permit for a construction trailer located on the property at 160 Mason McKnight Jr Parkway (Tax Map 078B Parcel 051L). The property is currently zoned C-2 (General Commercial).

The site is currently under development for a new hotel. The applicant is requesting to retain the 15ft by 6ft trailer on the site as a construction office during this process. The original temporary use for this trailer was approved on April 16, 2015.

The applicant's request does not require an advertised public hearing or review by the Board of Commissioners. If approved, the permit will expire in one (1) year. This is the applicant's first request to renew this permit. The trailer does meet all required setbacks in its current location.

Staff recommends **Approval** in accordance with the Temporary Use Permit Ordinance.



TEMPORARY USE PERMIT

April 21, 2016

Property Information	
Tax Map/Parcel ID	060 968
Address/Location	401 Bartram Trail Club Drive
Parcel Size	488.36 +/- acres
Current Zoning	PUD (Planned Unit Development)
Existing Land Use	Bartram Trail subdivision
Request	Temporary Sales Office renewal
Commission District	District 3 (Richardson)
Recommendation	Disapproval

Summary and Recommendation

Owner and applicant Thomas Blanchard III requests the renewal of a temporary use permit for a sales office located on the property at 401 Bartram Trail Club Drive (Tax Map 060 Parcel 968). The property is currently zoned PUD (Planned Unit Development).

The property lies at the entrance from Columbia Road into the Bartram Trail subdivision. The first request for a temporary sales office was approved for Bartram Trail in 2010, with annual renewals since then. The 2015 renewal was granted with the following conditions:

- 1) The permit is good for one (1) sequential calendar year
- 2) The trailer will be connected to sewer, water and electric service, and must meet all stated setbacks
- 3) A permit application must be made to Building Standards Division and all inspections will be required in accordance with applicable Code(s)
- 4) **This is the final Temporary Use Permit renewal permitted**

This is the applicant's sixth request for renewal of the temporary use permit for an additional year. Temporary use permits are typically permitted to be renewed once, so that the temporary structure is present on the site for a total of two years at most. The sales office for Bartram Trail has been in place for six years, and the applicants were notified at the time of last year's renewal that no more renewals would be permitted. If they would like to keep the sales office on the site, they must submit for a major PUD revision before April 22, 2016 as their approved TUP will have expired on April 16.

The applicant's request does not require an advertised public hearing or review by the Board of Commissioners. If approved, the permit will expire in one (1) year. The building does meet all required setbacks in its current location.

Staff recommends **Disapproval** in accordance with the Temporary Use Permit Ordinance.